

Of particular note is the fact that more than half of the standard units in the extraterritorial area are mobile homes--a full 54.8 percent. Within the town, the percentage of standard, deteriorating, and dilapidated units is 91.5, 6.8, and 1.7 respectively; extraterritorially, the comparable figures are 79.7, 8.6, and 11.7.

If substandard housing conditions in the extraterritorial area are to be reduced, it seems that the recently adopted minimum housing code must also be enforced in this area. Perhaps a formalized inspection program should be developed to apply both within and without the corporate limits. Perhaps some Community Development money could also be made available to such households. With substantive changes already being made within town, efforts should be expanded to eventually include all households within the planning area.

Town Area

The land area of Selma (which, in subsequent references will always include the satellite annexation) is comprised of 1088.9 acres. The growth that has occurred in the six year interval has been through the 48.8 acres of motel-service station land that petitioned for annexation between 1973 and 1976.

TABLE 12
TOWN OF SELMA ANNEXATIONS 1971 - 1976

Number on Map 3	Date	Size (Acres)*
1	May, 1973	42.00
2	October, 1974	2.86
3	June, 1975	2.50
4	August, 1975	.60
5	June, 1976	<u>.84</u>
TOTAL ACRES		48.80

*Note: These are the actual acreage figures.

In the town's overall acreage, 773.9 acres (or 71.0 percent) are developed for urban uses. Six years ago, 729 acres (or approximately 70 percent) were developed. The remaining land is either vacant, used for agricultural purposes, or occupied by a vacant building.

There is a substantial amount of vacant land suitable for residential development in Quadrant 4, and somewhat less in Quadrant 1. Several lots zoned for business are also vacant. These plus numerous other suitable lots offer ample opportunities for continued development within town.